

held for various agriculture uses, forestry, floodplains, and steep slopes not useful for development. Vacant land means that limited man-made structures occupy the land.

Vacant land will definately be reduced during the next 20 years as growth occurs. Beyond the 20 year planning program, the county will eventually develop a large percentage of its vacant land. As this occurs a process of selectivity will take place - the best land for urban growth will be used first. The Land Development Plan is essentially a scheme outlining such a program for the next 20 years. In other words, the Plan as we see it now is utilizing the best land for urban purposes first.

Even with gradual development, it should be pointed out that a large amount of that land designated as Vacant on the Land Development Plan will probably always be vacant. It is essential that a large area of the county remain vacant so that wildlife and vegetation may flourish. In this respect it is as important for the County to protect vacant land as it is to designate land for various urban development. Unless there is a balance between vacant land and Developed land, the county will lose its potential for a balanced economy by loss of tourism, farming and the like.

Even though the county cannot zone vacant land, it can classify it as Residential Agriculture or Residential Resort and limit its density. It is important that this be an element of any future zoning.

Another form of vacant land zoning is zoning for floodplains. Any future zoning should definitely prevent structures from occupying floodplains. The Land Development Plan has not included urban development in the floodplains designated by the Tennessee Valley Authority.